



Historical Architectural Review Board October 16, 2014

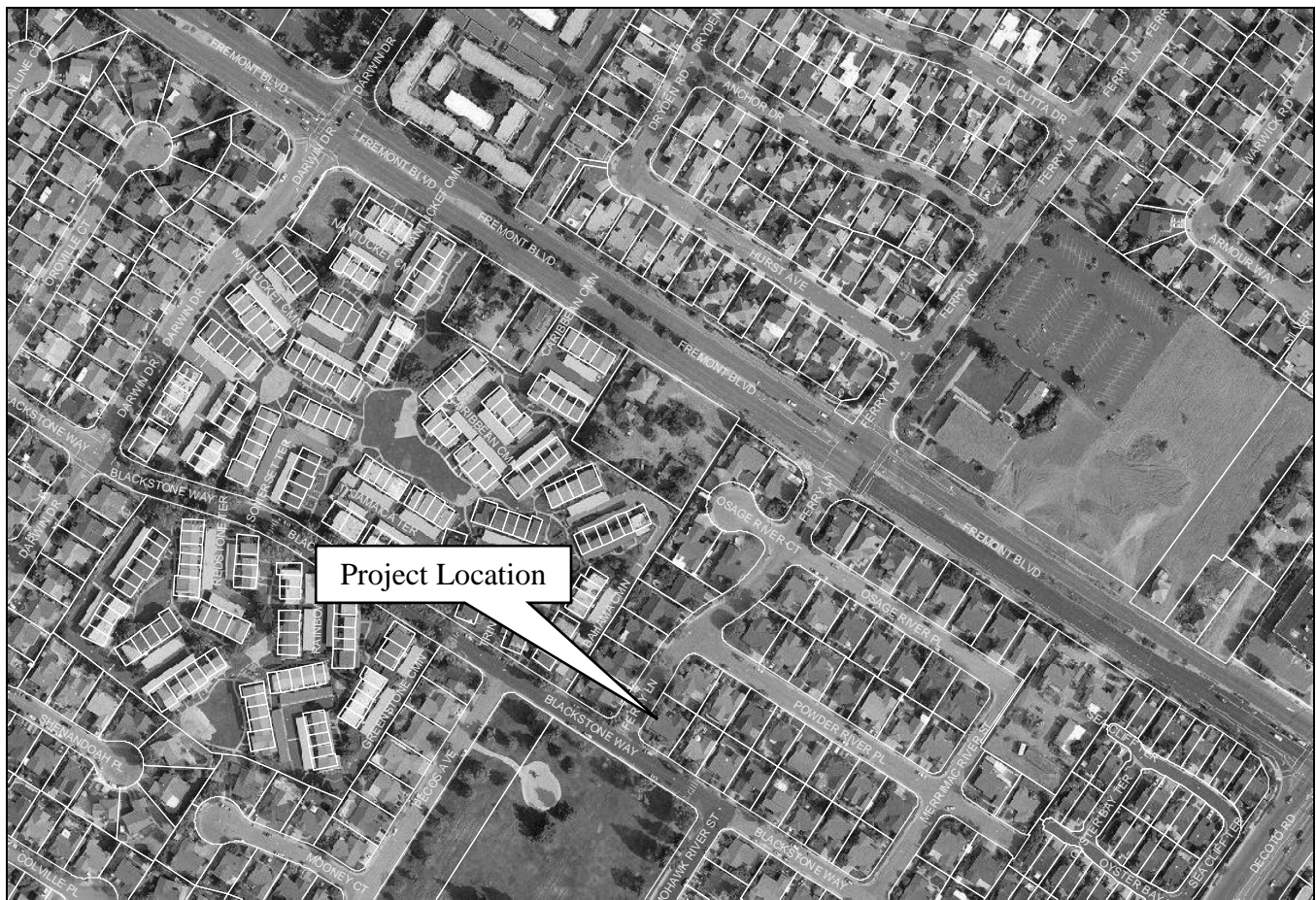
Proposal:	BEACHWOOD TOWNHOMES – 34653 Fremont Boulevard - (PLN2014-00237) - To consider Historic Architectural Review associated with an application for a Preliminary and Precise Planned District, Vesting Tentative Tract Map No. 8193, and Private Street to allow development of 18 new townhomes on a 1.11 acre parcel with an existing historic house located at 34653 Fremont Boulevard in the North Fremont Community Plan Area; and to consider a Mitigated Negative Declaration prepared and circulated for this project in accordance with the requirements of the California Environmental Quality Act (CEQA).
Recommendation:	Recommend approval to the Planning Commission and the City Council, based on findings and subject to conditions.
Location:	34653 Fremont Boulevard in the North Fremont Community Plan Area APN 543-247-163-2 (See aerial photo next page)
Area:	1.11 acre
People:	Scott Murray, Applicant Mayme George Trust, Property Owner William Hezmalhalch Inc., Architect Terry Wong, Staff Planner (510) 494-4456; twong@fremont.gov
General Plan:	Residential, Medium Density, 14.6 – 29.9 dwelling units per acre.
Zoning:	Existing: R-G-24, Garden Apartment Residence District. Proposed: Planned District, P-2014-237

EXECUTIVE SUMMARY:

The applicant proposes to develop 18 new townhomes on a site that contains one historic single-family residence, Motha House. The single-family residence would remain and a total of 19 residences would be located on a 1.11 acre parcel at 34653 Fremont Boulevard in the North Fremont Community Plan Area. The project site would be rezoned to a Planned District, P-2014-237. The proposed project includes the removal of an existing shed and storage building located at the rear of property, which were analyzed and are not considered of historical significance. The existing single-family structure, also identified as the Motha House, was evaluated in 2002 by a historical architectural consultant and again in 2014. Both evaluations have determined the existing residence is Register eligible under Criterion C/3 (Architecture) as a good example of a Classical Revival style vernacular house, once common in Fremont, but now rare.

Pursuant to Fremont Municipal Code Section 18.175.040(d), Historical Architectural Review Board (HARB) approval is required for new projects pertaining to a potential register resource. A historic resource evaluation was prepared for the proposed project and concluded that the proposed project would not impact the historic setting of the house by introducing new residential structures and physical improvements within the undeveloped land that has historically surrounded the house. The evaluation includes a project improvement measure to modify front landscaping to increase visibility, which has been incorporated into the Landscape Plan. The project also includes an Exterior Rehabilitation Plan for the house. Staff recommends that the HARB recommend approval of the proposed project to the Planning Commission and City Council as shown in Exhibit "A" based on the findings and subject to the conditions contained in Exhibit "B," attached.

Figure 1: Aerial photo of neighborhood context



SURROUNDING LAND USES:

North: Single-family residential; R-1-6 and R-1-X-38.25

South: Townhomes; P-69-7

East: Single-family residential; R-1-6

West: Townhomes; P-69-7

BACKGROUND AND PREVIOUS ACTIONS:

Evaluation of Potential Historical Significance

The existing house was constructed around 1910. Per FMC Section 18.175.150, staff must evaluate buildings, structures or objects 50 years old or older to determine if they are potentially eligible for listing on the California register or the Fremont register as a historic resource before their historic integrity is destroyed through demolition or relocation. The existing house has Colonial Revival architecture with shiplap wood siding and Tuscan front porch columns. The house has had few exterior alterations and thus, the house retains its distinctive architectural style and is eligible to be a potential register resource.

The residence was historically part of a family farmstead and orchard, but the property surrounding the building has been substantially reduced in size and the agricultural uses ended in the late 1960's/early 1970's. Currently, the majority of the project site is fallow soil, with several remaining fruit trees. There are no records of any land use entitlements or other permits associated with the subject property.

The property and structure were evaluated in 2002 by Basin Research Associates, using State of California Department of Parks and Recreation 523A (Primary) and 523B (Building, Structure and Object) Forms. The assessment determined that Motha House was eligible for listing in the National Register of Historic Places and the California Register of Historical Resources. In May, 2014, Page and Turnbull reviewed the 2002 DPR forms and concurred with the finding of significance. Motha House appears to be eligible for the National and California Registers under Criterion C only, which states:

Embodiment of distinctive characteristics. The house embodies the distinctive characteristic of a type, period, region or method of construction, or represent the work of an important creative individual, or possess high artistic values.

The 2014 Historic Resource Evaluation prepared by Page and Turnbull outlines specific character defining features of 34653 Fremont Boulevard, which are:

- Tuscan columns at front porch;
- decorative dormer and roof gable;
- decorative eave detail and dental moldings at the bay windows;
- decorative iron grilles at foundation; and
- wood window sashes

The historical and architectural assessment determined that the shed and storage building were not considered as eligible for the National or California Register and the applicant plans to demolish these structures.

Because the subject project site contains a potential register resource, review and approval by the Historical Architectural Review Board is required for this development application and the proposed Exterior Rehabilitation Plan of the existing historic house to determine consistency with the Secretary of Interior Standards and to determine whether site development and design elements are compatible with the period of significance and character-defining features of the historic resource.

PROCEDURE FOR TONIGHT'S HEARING:

At tonight's hearing, HARB is charged with completing the following tasks:

1. Review and consider whether the proposed development project is consistent with the Secretary of Interior Standards
2. Review and consider whether the proposed development project is consistent with Section 18.175.220 of the Fremont Municipal Code (FMC).
3. Review and consider whether the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project were prepared in accordance with the California Environmental Quality Act.

PROJECT DESCRIPTION:

The proposed project involves a rezoning of a 1.11 acre parcel located at 34653 Fremont Boulevard for a Preliminary and Precise Planned District, a Tentative Tract Map No. 8193, for 18 new townhomes with private streets, and Historical Architectural Review to determine consistency with the Secretary of Interior Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. An existing potential register resource, Motha House, a single-family residence, exists on the parcel and the project would preserve the existing dwelling in its current location. Consequently, a total of 19 dwelling units would be located within the new Planned District. The applicant proposes to create a separate parcel for Motha House. The exterior of Motha House would be rehabilitated to repair or replace weathered siding, trim, wood window sashes, door frames, porch floor boards, roof, flashings, gutter downspouts. A new tandem two-car garage would be built with a brick paver driveway to provide access from Fremont Boulevard.

The 18 townhomes would feature four different three-story floor plans ranging in size from 1,878 to 2,056 square feet of living area. All residences would be provided with a two-car garage, a covered front porch and a second-story balcony. There would be four commonly-owned parcels that would consist of the private streets and all common landscaped areas and guest parking areas. A landscaped open space would be provided at the center of the site. The subdivision would be accessed via a new private street leading from Fremont Boulevard into the property which would provide access to the garages of each unit. Nine guest parking spaces would be provided along the main private street including an area adjacent to the common open space at the center of the development. Two pedestrian walkways would be located along the project's Fremont Boulevard frontage and would connect to the front entrances of each residence throughout the development.

The new residences were designed using Spanish architectural elements with earth-tone stucco walls, S-tile roofs, porches, wrought iron balcony railings, single-hung windows with lintel trim, decorative garage doors. The applicant would install seven, 24-inch box street trees (evergreen elms) in the City right-of-way located behind public sidewalk. Decorative arched arbors would be installed in four areas of the site above paseos to welcome pedestrians. Two of the trellis would be located along the project's Fremont Boulevard frontage and the other two trellises would be located between the buildings at the rear of the project.

The project also includes a Historic Resource Rehabilitation Plan, which will improve a restore the historical resource. The plan includes the following improvements:

- Replace aluminum window sashes and damaged wood window sashes with new wood sashes to match original window.
- Relocate exterior bathroom plumbing to interior of house.
- Replace damaged wood siding with similar wood siding.

- Replace wooden steps at entry porch with similar wood steps
- Replace missing metal grilles at foundation
- Replace wall in-fill with a multi-pane window to match existing windows.
- Remove window mounted a/c unit.

The proposed project involves new construction and landscape changes that have been designed to reduce the impacts to the character-defining features of the historic house, specifically the buildings setting and spatial relationships. The historical use of the building will be maintained as a residence. The design of the proposed garage is consistent with the existing house. Generous building setbacks surrounding the house would be provided to maintain the single-family historic sensibility.

Staff worked closely with the applicant to refine the site plan, architecture and reduce the massing of the proposed townhomes. The setbacks surrounding the historic house were increased. The proposed landscaping adjacent to the house was modified to improve its visibility from Fremont Boulevard and from the proposed development. Architectural details were added such as trellises near the garage doors; decorative metal grilles; recessed windows and metal louvered awnings. The design of the third floor of the buildings was modified to step back along Fremont Boulevard and in various locations within the project.

The property is currently zoned R-G-24, Garden Apartment Residence District. The proposed project would require a rezoning to establish a new residential Planned District. A Tentative Tract Map and review of the Private Street is also required to allow the proposed subdivision. The project will require final approval by the City Council.

PROJECT ANALYSIS:

General Plan Conformance

The General Plan land use designation for the subject property is Medium Density Residential, 14.6-29.9 units per acre. The 1.11 acre site would accommodate a total of 19 residences (18 new and one existing) at a density of 17.1 dwelling units per acre. This staff report describes how the proposed project conforms to the HOD Design Guidelines and other applicable regulations. The project would go to the Planning Commission for recommendation of approval prior to going to the City Council for approval.

Staff finds that the proposal is consistent with the following applicable General Plan goals and policies:

Community Plans Policy 11-9.1: North Fremont Neighborhoods – *Maintain North Fremont as a community of high quality neighborhoods, with complementary parks and open space, schools and other public facilities. Encourage continued reinvestment in the area's housing stock.*

Analysis: The north Fremont area contains a limited number of historic residences. The applicant proposes to develop 18 new townhomes around an existing potential historic residence. The proposed homes were designed with a contemporary Spanish architectural style. Details of the architectural design and improvements to the site are described in more detail in the sections that follow, and provide the basis for the recommended finding that the proposed development is compatible with existing development in the surrounding neighborhood.

Community Character Goal 4-6: Historic Preservation and Cultural Resources - *Conservation and enhancement of Fremont's historic sites, buildings, structures, objects, and landscapes into the 21st Century and beyond.*

Community Character Policy 4-6.1: Protection of Historic Resources - *Identify, preserve, protect and maintain buildings, structures, objects, sites and districts which are reminders of past eras, events, and persons important in local, state, or national history.*

Community Character Policy 4-6.4: Historic Settings and Landscapes – *Identify and pursue measures to protect the historic settings and landscapes that contribute to Fremont’s historic resources. The City shall review proposed development and redevelopment projects to ensure their compatibility with existing historic settings. In particular, such review shall address the scale, massing and on-site improvements of proposed development as it relates to historic settings.*

Analysis: Motha House is a good, surviving example of vernacular architecture representing the Colonial Revival cottage type. The project would be consistent with the above-referenced General Plan goals and policies in that the applicant has worked with staff and the City’s consulting architectural historian to preserve the house and create a plan that would permit development of the project site in a manner that minimizes its impacts to the historical character and integrity of the property. Furthermore, the proposed improvements to the house, which would enhance the property’s setting by planting new landscaping around the house, installing new fencing around the perimeter of the property, and constructing a new garage and enhanced paving for the driveway to access the new garage, which would help maintain its historic spatial relationship as a single-family home that was once surrounded by farmland.

Zoning Regulations

The current zoning of the project site is R-G-24, which permits multifamily dwellings. The applicant proposes to rezone the property to a Preliminary and Precise Planned District in order to provide flexibility in density and building setbacks. The existing General Plan density range of 14.6 to 29.9 dwelling units per acre would remain.

The following information compares the R-3 zoning setbacks and Multifamily Design Guidelines to the proposed setback requirements of the new Planned District.

1) Setbacks:

- a. Front yard setback requirement is 10 to 20 feet:** The proposed residences would have a front yard setback of ten-feet.
- b. Street side yard setback requirement is 10 feet:** The proposed residences would have a street side yard setback of eight feet for the first and second floors and 14 feet on the third floor.
- c. Rear yard setback requirement is 10 feet:** The proposed residences would have ten foot rear yard setbacks on the first and second floors. The buildings would have staggered walls which would provide 12 foot setbacks on portions of the third floor.

Design Analysis

Site Planning, Architecture and Setting based upon Secretary’s Standards for Rehabilitation:

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.**
- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.**

Analysis (1 and 2): The Motha House would continue its existing use as a residence and no changes to its distinctive materials or features are proposed. In particular, the character-defining features identified under the California Register of Historic Places "Criterion 3 Significance", such as the Tuscan columns on the porch, the dormer, the bay windows with dental moldings and roof gable would be preserved. The proposed exterior rehabilitation plan would include replacement of damaged wood window sashes; removal of a window air conditioning unit on the east side, replacement of a wall infill panel with a multi-pane wood framed window to match the existing windows; replacement of worn wood steps at the entry porch; replace or modify overgrown vegetation; relocate exterior metal pipes used to ventilate the water heater and plumb the bathroom and replace the metal grilles at foundation.

A new detached two-car tandem garage with a brick paver driveway would be situated along the side yard on the north side of the house which would not impair views of the historic house. Its original orientation would be preserved on a larger prominent location in the subdivision and it would be the only house with frontage facing Fremont Boulevard. The landscaping on the site would be much improved over its present condition, as there are only over-grown shrubs and unmaintained fruit trees immediately adjacent to the house. Generous decorative plant material and trees would be planted around the house. The adjacent proposed townhomes would have Spanish a contemporary architecture. The front of the residences would face the Motha house. The Spanish architecture would be compatible to the historic house's colonial revival architecture because it would feature a contrasting design and would help minimize the resultant changes to the spatial characteristics of the property.

- 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.**

Analysis: No addition of conjectural features or other elements that would create a false sense of historical development is proposed.

- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.**

Analysis: The proposed new garage and brick paver driveway and landscaping would not endanger the property's historic significance. Proposed landscaping improvements would retain the original landscape character. The property does not include any other alterations that have acquired historic significance in their own right.

- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.**

Analysis: No removal of distinctive physical materials or finishes is proposed. As previously stated, only minor repair and replacement of weathered window sashes, wood siding and metal grilles would be installed.

- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.**

Analysis: An exterior rehabilitation plan (Exhibit "D") was prepared by Segal and Strain Architects for the proposed alterations to Motha House. The specific rehabilitation plan was assessed and found to be in conformance with this Standard; however, any feature and/or

material that needs replacement would be required to be of similar material and design as the original feature.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Analysis: No chemical or physical treatments of the main building are proposed at this time. If any chemical or physical treatments of the main building are later incorporated into the project, those treatments would be assessed for conformance with this Standard.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Analysis: The Mitigation Monitoring Plan indicates that if any archaeological or paleontological resources or human remains are encountered during grading or site disturbance, the following measure shall be implemented:

All work would cease within a 200-foot radius of the discovery until it can be evaluated by a qualified archaeologist. Work would not continue until the archaeologist conducts sufficient research and data collection to make a determination as to the significance of the resource. If the resource is determined to be significant and mitigation is required, the first priority shall be avoidance and preservation of the resource. If avoidance is not feasible, an alternative archaeological management plan shall be prepared that may include excavation. If human remains are discovered, the Alameda County Coroner's office shall be notified as required by state law. All excavation and monitoring activities shall be conducted in accordance with the prevailing professional standards, as outlined in the CEQA Guidelines and by the California Office of Historic Preservation.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Analysis: Overall, the project site has been carefully designed to reduce impacts on the Motha house. The project does not include any additions to the house. The new detached garage was sited so as not to adversely affect the house's character-defining features. Siting the garage to the side and away from the building's façade would allow the articulated and unique front and north façades to remain as a dominant and highly visible feature. The new detached garage was designed in a manner that is both differentiated from, and compatible with, the existing structure. The scale and shallow hip roof and wood siding of the garage would echo, without duplicating, the scale and design of the house. The new townhomes would consist of homes designed in a contemporary Spanish style architecture similar to the style constructed during the same time period of the House.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Analysis: No additions to the house would be built. The new garage would be detached as to not affect the integrity of the historic house. The proposed landscape plan incorporated new ornamental plants and shrubs around the existing orange and lemon trees that are located adjacent to the house in order to provide privacy and also a sense openness around the Potential Register Resource.

Throughout the project review process, the applicant responded to staff concerns and provided site studies and alternative plans to address these concerns. The plan recommended for approval is the result of a careful balancing of design objectives by both the applicant's team and staff.

Site Planning: The subject parcel is 230 feet by 242 feet. The proposed townhomes would be grouped with three to four units per building. The existing house would remain free-standing with a location on the west side of the project site and be rehabilitated. A new two-car tandem detached garage would be constructed on its west side.

Context/Scale: The proposed contemporary Spanish architecture of the new buildings is appropriate for the site as the existing historic house would be a focal point within the project with the contrast between the Spanish architecture of the new residences and the Colonial Revival architecture of the existing house.

The site is primarily surrounded by two-story townhomes; however there is a cul-de-sac of four, one-story single-family residences located on the south side of the project site, although the General Plan designation is multifamily residential. Second story additions to the one-story homes in the vicinity are allowed and could occur in the future. Staff worked with the applicant in regards to modifications to the third floors of several of the proposed buildings. The applicant revised their original plans to reduce visual bulk of the third floors, which resulted in reductions to the size of some of the residences.

As previously stated, the project site contains a one-story wood frame constructed ca. 1910 as a single-family residence in the Colonial Revival style. The house has been determined to be both a Potential National and California Register Resource under criterion C/3 (Architecture) as a good example of a Colonial Revival style farmhouse.

The Historic Resource Evaluation (HRE) prepared by Page & Turnbull, dated June 12, 2014, analyzed whether the new buildings would have a significant adverse impact on the integrity of Motha House. The HRE evaluated the new construction and landscape plan in terms of potential impacts to the character-defining features of the historic house, specifically, the building's setting and spatial relationships. The HRE concluded that the project would not impact the historic setting of the house by introducing new residential structures and physical improvements within the open space that has historically surrounded the house, but included a project improvement measure that would rehabilitate the house. The applicant agreed to the improvement measure. Subsequent to Page and Turnbull's evaluation, a rehabilitation plan for the house was prepared by Siegel & Strain Architects on July 21, 2014.

The plan outlines portions of the house that would need repair or replacement of materials due to damage. Siegel and Strain's architectural conservator and consulting architectural historian surveyed the existing condition of the exterior of the house for the purpose of identifying building deficiencies that would require repair and remediation. As a historic resource under CEQA, work affecting the historic house must also comply with the Secretary of Interior's Standards for Rehabilitation. Implementation of the measures outlined in the Exterior Rehabilitation Plan prepared by Siegel & Strain, dated July 21, 2014 would mitigate any potential impacts to the Historic Resource to a less than significant level.

Architecture: The proposed buildings utilize a contemporary Spanish architecture that would complement the other homes found in the vicinity. The exterior of the building would utilize cement plaster (stucco) walls both gable and hip roof and a moderate-scale 4/12 roof pitch and a staggered second and third floor footprint. The building elevation details include s-tile roofs, enhanced porches, window trim, metal balcony railings, louvered window awnings, window grills and pot shelves, and decorative trellises above the garage doors.

Colors and Materials: Earth-tones exterior wall colors are proposed for the new townhomes, with a variation of lighter and darker for the entry doors, trim and roof fascia boards. Decorative roll-up garage doors would be painted to match the trim of the building. The earth-tone color palette is appropriate for buildings of this design and serves to accentuate the architectural features, contributing to a project that is responsive to the site and neighborhood context. The applicant would install a paver driveway with a terracotta hue in a herring bone design pattern to serve the new detached garage for the historic house.

Landscaping: The property was historically part of a family farmstead. Currently, the majority of the project site is fallow soil with 17 various fruit trees (lemon, orange, avocado, apple, persimmon, fig). The fruit trees are not protected trees and would be replaced with ornamental and shade trees.

Landscape design would be appropriate to its context and consider water consumption. The applicant plans to install seven new 24-inch box evergreen elm trees within the five-foot wide planter between the curb and the public sidewalk. The City would also require irrigation and water-efficient plant materials in this area per the citywide landscape and design guidelines. The proposed landscape plan minimizes lawn area and emphasizes low water use groundcover, vines and shrubs.

Grading & Drainage: The existing topography of the property is flat with an elevation of 34 feet. The proposed project would increase the amount of impervious surface on the site; however, this increase would not significantly impact the amount of runoff entering the public storm drain system because the stormwater would be treated in landscaped bioretention areas in the center of the project as well as in areas along the perimeter of the site. The lot would be graded to drain towards the Fremont Boulevard.

Utilities: The site is currently connected to municipal water and sanitary sewer lines which serve the existing house. The applicant would relocate and upgrade the existing utility lines underground along the project's Fremont Boulevard street frontage to accommodate the additional residences that would be constructed. Fire sprinkler service would be installed in all of the new structures. Energy service to the residences (gas and electricity) would be provided.

FINDINGS FOR APPROVAL

The findings below are made on the basis of information presented at the public hearing and contain in the staff report to the Historical Architectural Review Board dated October 16, 2014, incorporated hereby.

Historical Architectural Review Board Findings:

1. The project is consistent with the applicable Secretary of the Interior's Standards in that the historic character of the Motha House would be retained through maintenance of as much of the open space around the house as is practicable and preservation of the house through an exterior rehabilitation plan and enhancement of the landscaping and private yard space;
2. The project is consistent with the standards and guidelines adopted by the City Council for historic preservation in that the applicant has worked with staff and a consulting architectural historian to preserve the Motha House in its present location and condition and create a plan to permit development of the project site in a manner that minimizes impacts to the historical character and integrity of the property. Furthermore, the proposed improvements to the Motha House and land immediately surrounding it would enhance the property's setting by providing new ornamental landscaping, installing new decorative fencing along the perimeter of the property, and using enhanced paving for new driveway to serve the a new detached garage. These improvements maintain the building's historic architectural detail and spatial relationships as a single-family home;

3. The proposed project is compatible with the character-defining features of the Motha house by maintaining the open space character of the property to the extent practicable by providing maximum separation from the nearest proposed buildings, and special pavement, landscaping and fencing treatments which would all serve to retain the historic open-feel setting of the house and other homes like it that once were typical throughout the area;
4. The proposed change to the Motha House and the surrounding area would not adversely affect or otherwise compromise an important architectural, historical, cultural or archaeological feature or features. While the project would impact the Motha House's historic spatial relationships by reducing the lot size of the property, the reduction in land area would be mitigated through the provision of ornamental landscaping, the use of decorative paving to access a new detached garage which would retain the open space character of the lot to the extent practicable. Furthermore, while no known cultural or archaeological resources exist on the site, if any such resources are discovered during construction of the project, the applicable requirements prescribed by the CEQA Guidelines and the California Office of Historic Preservation would be implemented to protect such resources in accordance with state law. Finally, a condition of approval has been added requiring that the rehabilitation work to Motha House be done by a building professional who is familiar with the Secretary of the Interiors' Standards for Preservation and Guidelines for Preserving Historic Buildings, and also that should any opportunities arise during the course of rehabilitation to improve any material details that currently detract from the building's historic character, these materials would be replaced with materials that match the building's historic material and configuration; and
5. The colors, textures, materials, fenestration, decorative features and details, height, scale, massing and methods of construction proposed in the project are compatible with the period of significance of the Motha House in that the new townhomes would be designed in a contemporary Spanish style architecture similar to the style constructed during the same time period of the House. In addition, the new buildings would be separated from Motha House to the greatest extent possible and the proposed landscaping for the area would enhance the historical setting of the house.

ENVIRONMENTAL REVIEW:

A Mitigated Negative Declaration has been prepared and circulated for this project in accordance with the requirements of the California Environmental Quality Act (CEQA).

PUBLIC NOTICE AND COMMENT:

Public hearing notification is applicable. Notices were mailed to owners and occupants of property within 300 feet of the site. The notices to owners and occupants were mailed on October 3, 2014. A Public Hearing Notice was also published by The Argus on October 4, 2014.

City staff encouraged the applicant to conduct outreach to residents by holding community meetings to present their projects prior to going forward to a public hearing. The applicant had two meetings with the first one on June 4, 2014. Several property owners from the adjacent properties attended the meeting. Some of the residents expressed concerns regarding privacy concerns. The applicant modified the building drawings and held a second neighborhood meeting on October 13, 2014. The applicant will describe the outcome of the meeting during the HARB meeting on October 16, 2014.

ENCLOSURES:

Exhibits:

Exhibit "A"	Mitigated Negative Declaration and Mitigation Monitoring Program
Exhibit "B"	Preliminary and Precise Planned Rezoning Exhibit
Exhibit "C"	Project Plans (Site Plan, Floor Plan, Elevations, Tentative Tract Map 8193 and Private Street)
Exhibit "D"	Exterior Rehabilitation Plan for Historic House by Siegel & Strain on July 21, 2014
Exhibit "E"	Findings and Conditions of Approval

Informational:

Informational 1	Initial Study
Informational 2	Historic Resource Evaluation prepared by Page & Turnbull on June 12, 2014
Informational 3	Applicant's Project Description
Informational 4	Street View Rendering of Project

RECOMMENDATION:

1. Hold public hearing.
2. Recommend that the Planning Commission and the City Council approve the project pursuant to the findings and subject to conditions in Exhibit "E".
3. Recommend that the City Council adopt the Draft Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan as shown in Exhibit "A", and find this action reflects the independent judgment of the City of Fremont.

Existing Zoning Shaded Area represents the Project Site



Existing General Plan

